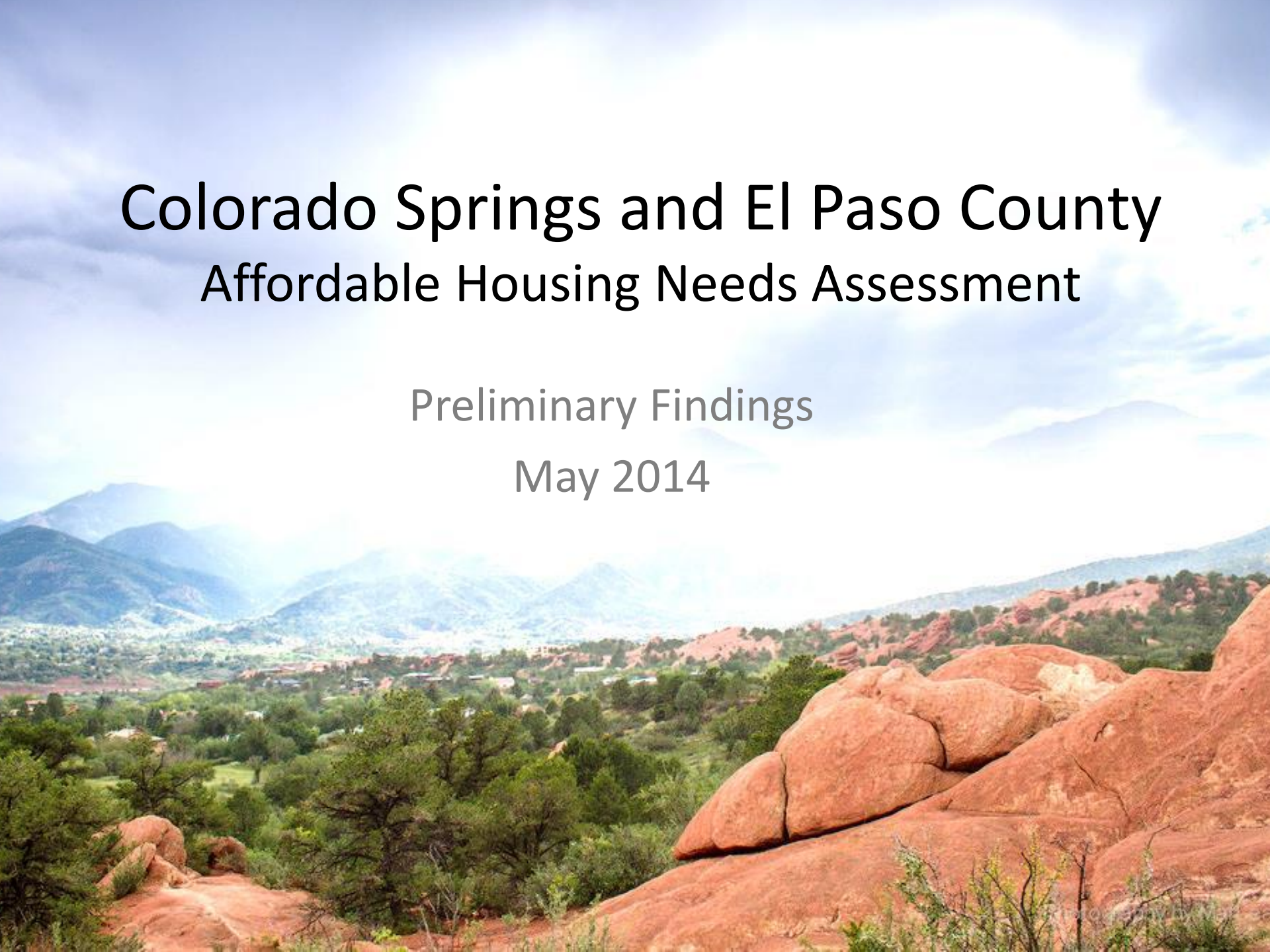


Colorado Springs and El Paso County Affordable Housing Needs Assessment

Preliminary Findings

May 2014



Agenda

- Overview of the Affordable Housing Needs Assessment Process
- Summary of Major Findings
- Q&A
- Next Steps

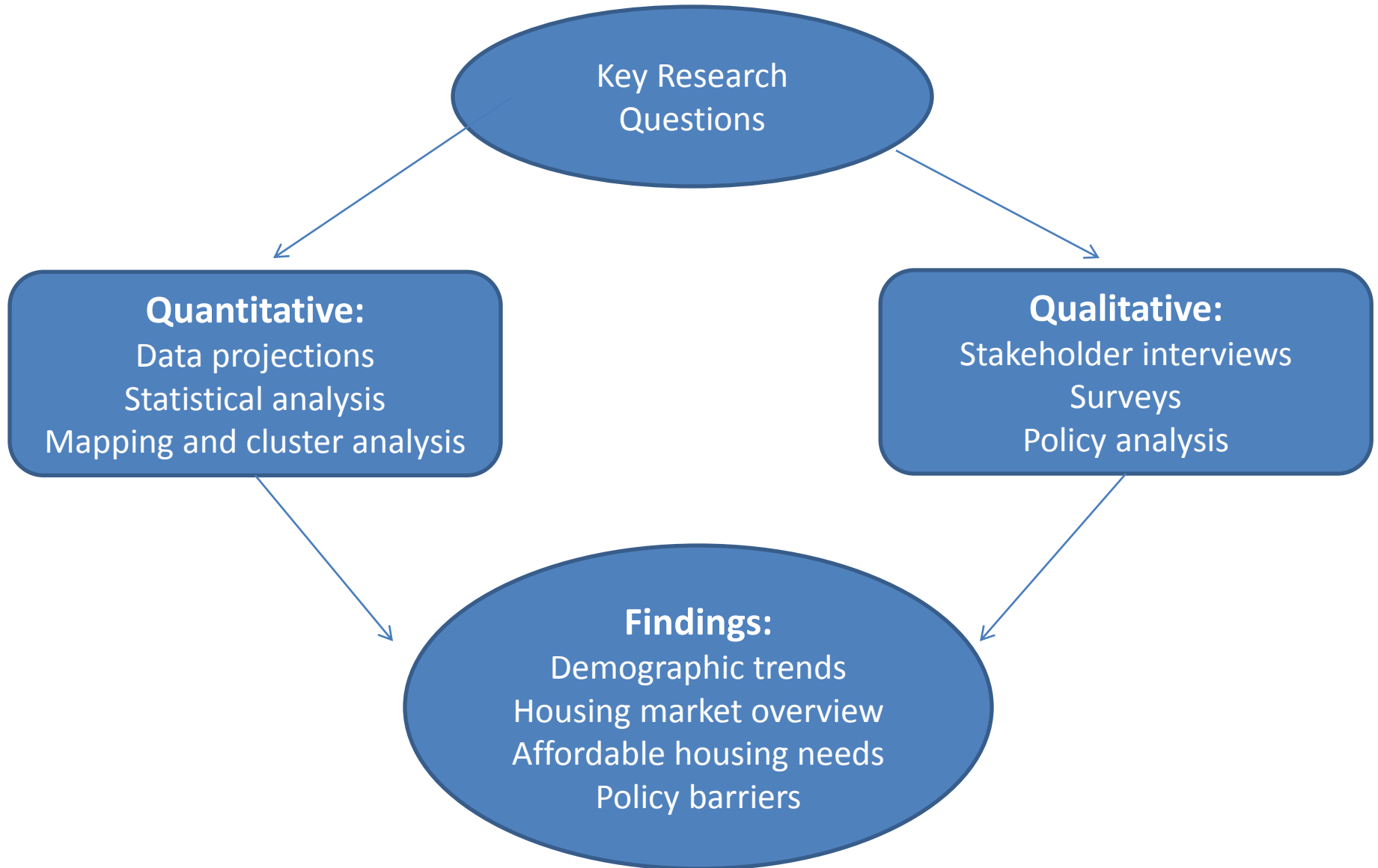


What is an Affordable Housing Needs Assessment?

- Answers questions about:
 - Demographics and housing conditions
 - Affordability levels
 - Housing supply and demand
 - Affordable housing needs
 - Current barriers to affordable housing
- Determines a housing action plan



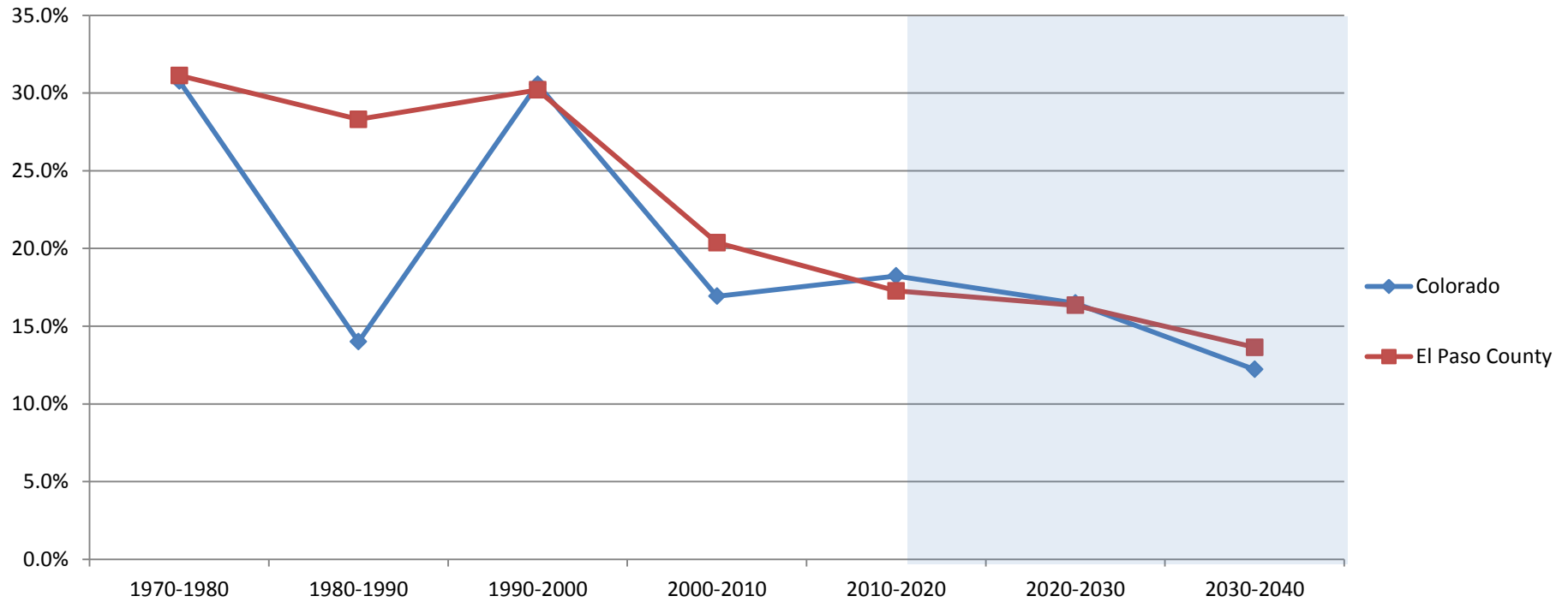
Methodology



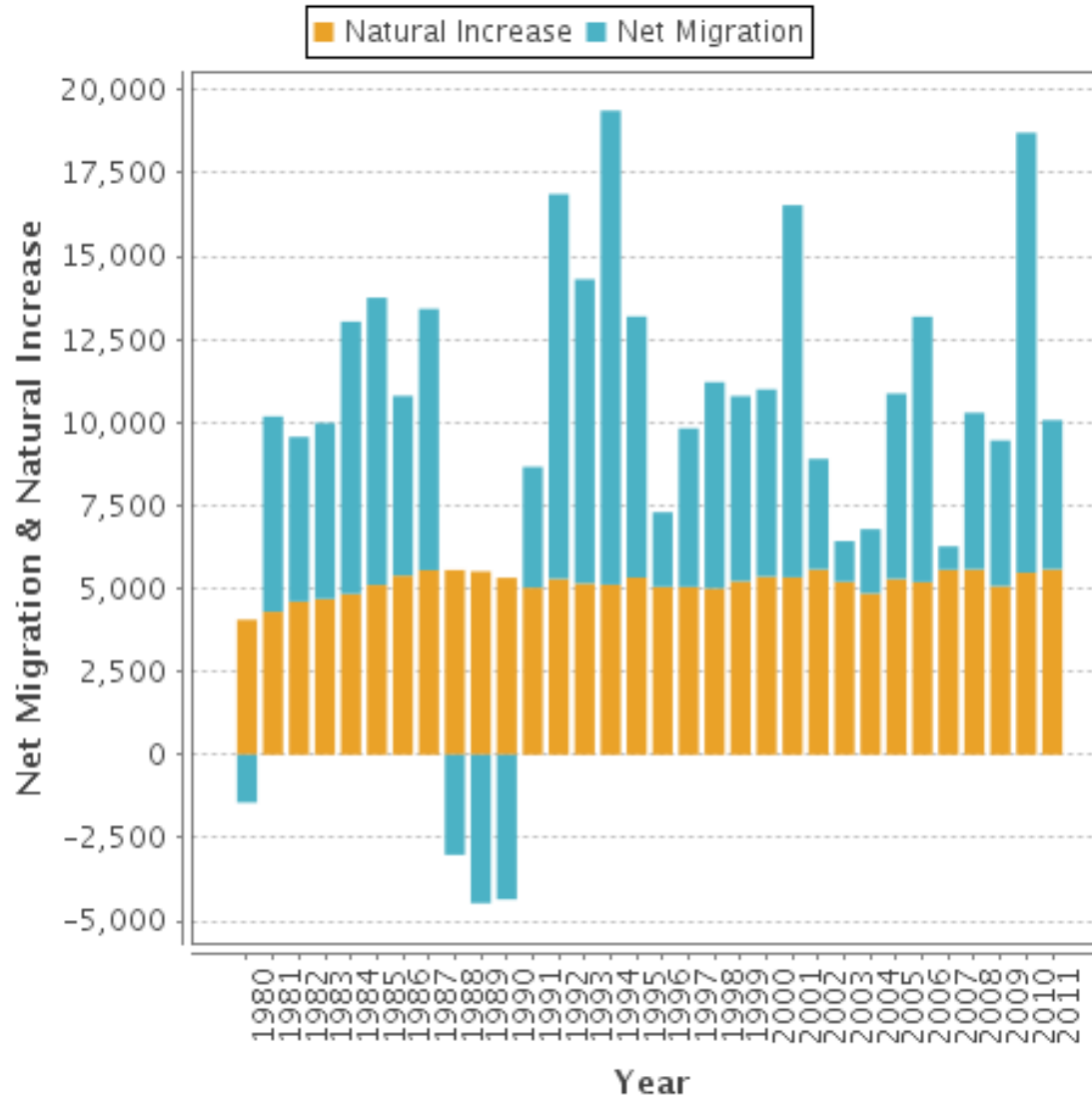
Population Trends



Population Change 1970 - 2040



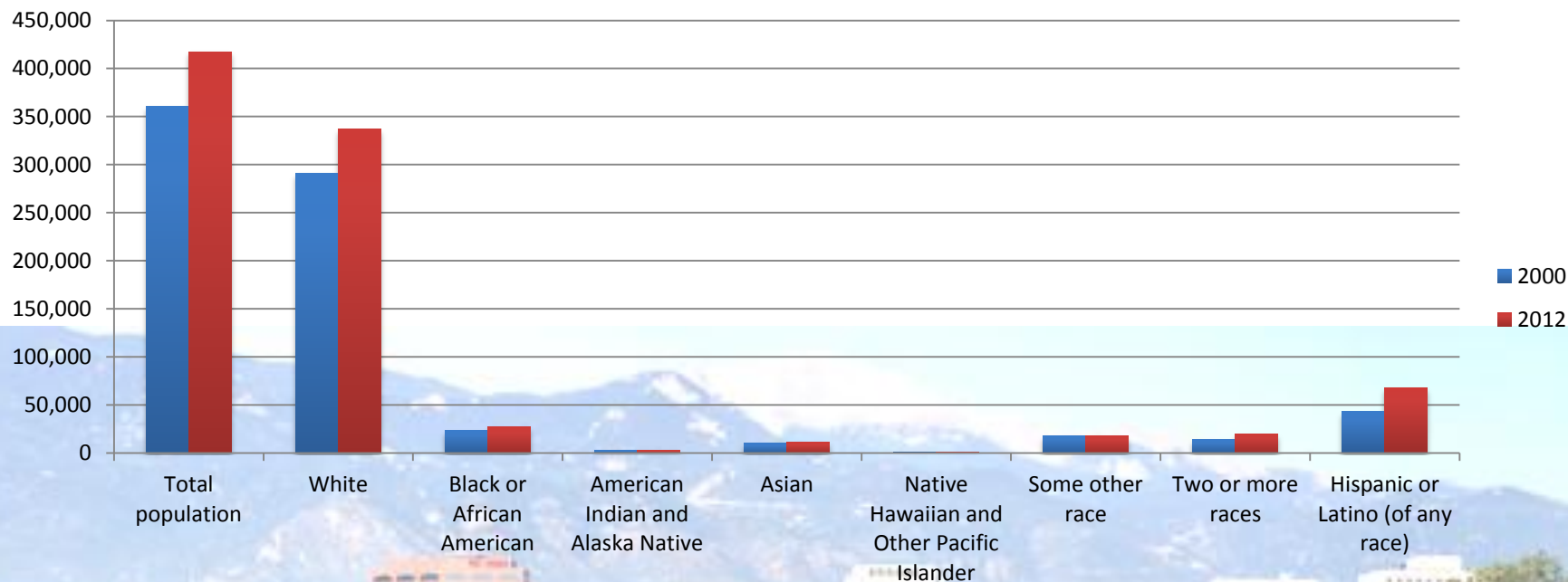
Elements of Population Change, County, 1980 - 2011



Source: Colorado Department of Local Affairs

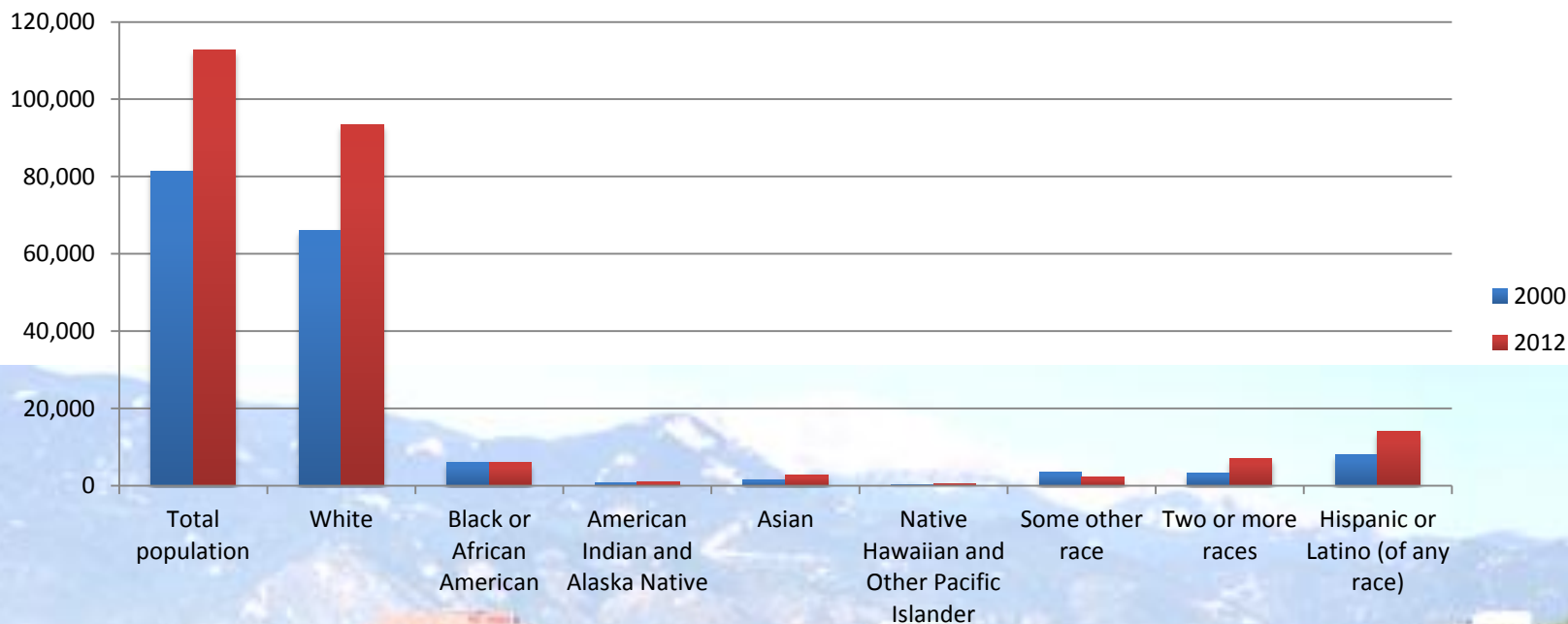
Population Change by Race and Ethnicity, Colorado Springs, 2000 - 2012

	Total population	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some other race	Two or more races	Hispanic or Latino (of any race)
2000	360,890	291,095	23,677	3,175	10,179	764	18,091	13,909	43,330
2012	417,534	336,964	26,986	3,200	11,556	1,119	17,758	19,951	68,073
Change (#)	56,644	45,869	3,309	25	1,377	355	-333	6,042	24,743
Change (%)	15.7%	15.8%	14.0%	0.8%	13.5%	46.5%	-1.8%	43.4%	57.1%

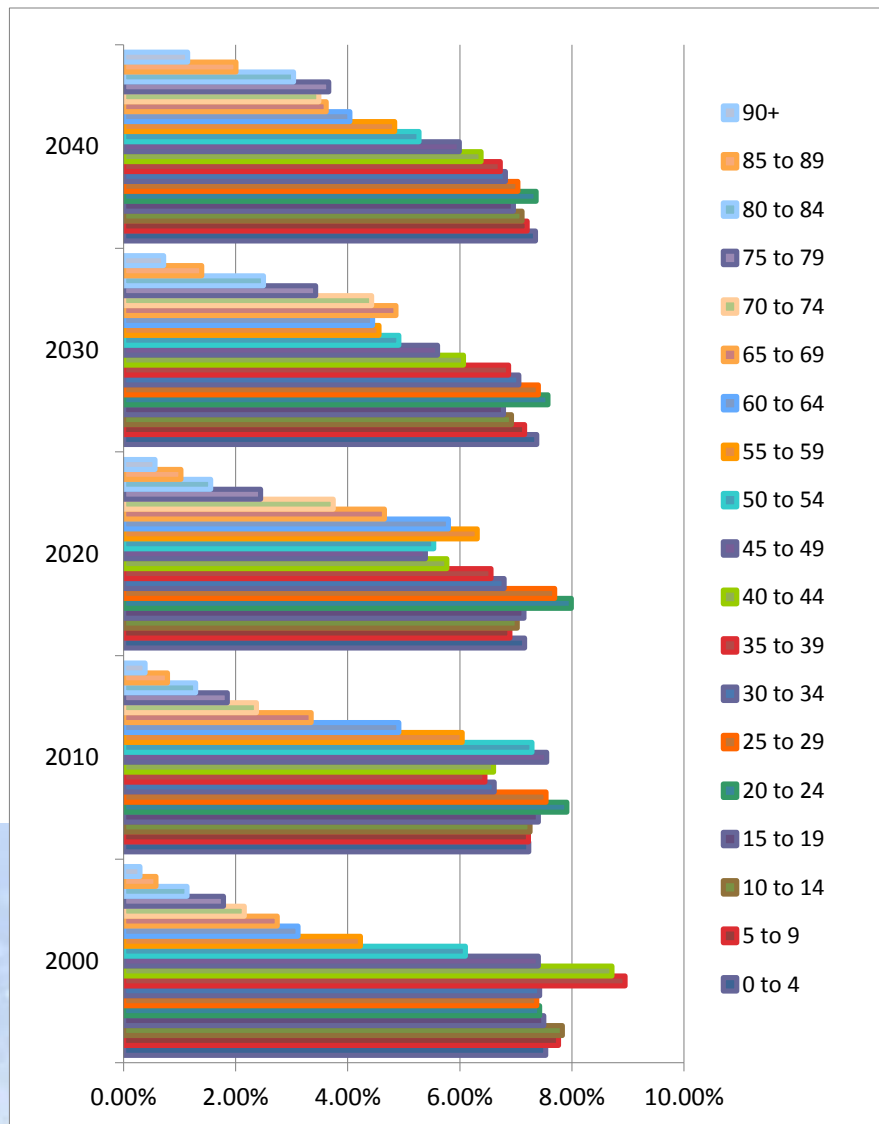


Population Change by Race and Ethnicity, El Paso County, 2000 - 2012

	Total population	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some other race	Two or more races	Hispanic or Latino (of any race)
2000	81,472	65,922	6,112	787	1,574	332	3,433	3,312	8,144
2012	112,667	93,469	5,915	931	2,691	448	2,153	7,060	14,098
Change (#)	31,195	27,547	-197	144	1,117	116	-1,280	3,748	5,954
Change (%)	38.3%	41.8%	-3.2%	18.3%	71.0%	34.9%	-37.3%	113.2%	73.1%



Projected Growth in Age Cohorts



Source: Colorado State Demography Office, 2014

- “The Silver Tsunami”: higher proportions of seniors
 - (17% above 65 in 2040 vs. 10% now)
- Projections show growth in Millennial brackets (18 to 33 year olds) contrary to stakeholder perceptions

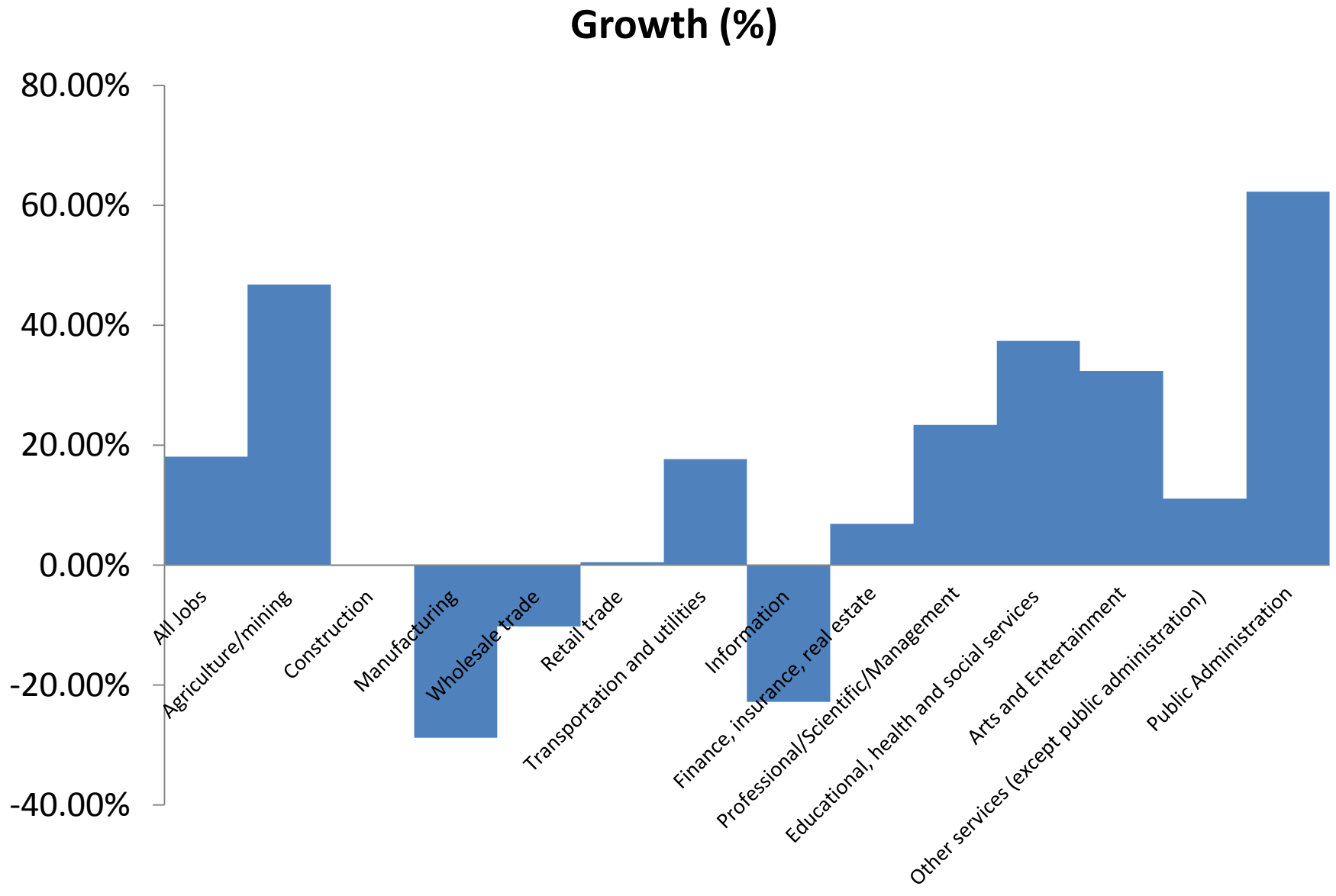
Employment & Income Trends



Job Growth, El Paso County, 2000 - 2012

	2000	2012	Growth (#)	Growth (%)	Median Earnings
All Jobs	280,574	331,356	50,782	18.10%	\$33,261
Agriculture, forestry, fishing, and mining	1,279	1,877	598	46.80%	\$32,390
Construction	19,673	19,652	-21	-0.10%	\$36,805
Manufacturing	27,288	19,423	-7,865	-28.80%	\$47,252
Wholesale trade	5,724	5,139	-585	-10.20%	\$39,870
Retail trade	31,064	31,231	167	0.50%	\$22,138
Transportation and warehousing, utilities	9,461	11,138	1,677	17.70%	\$47,186
Information	11,096	8,568	-2,528	-22.80%	\$41,485
Finance, insurance, real estate, and rental and leasing	17,504	18,719	1,215	6.90%	\$38,847
Professional, scientific, management, administrative, and waste management	29,574	36,491	6,917	23.40%	\$65,881
Educational, health and social services	43,776	60,134	16,358	37.40%	\$31,859
Arts, entertainment, recreation, accommodation and food services	21,329	28,248	6,919	32.40%	\$14,249
Other services (except public administration)	15,080	16,755	1,675	11.10%	\$22,928
Public administration	12,065	19,577	7,512	62.30%	\$54,042

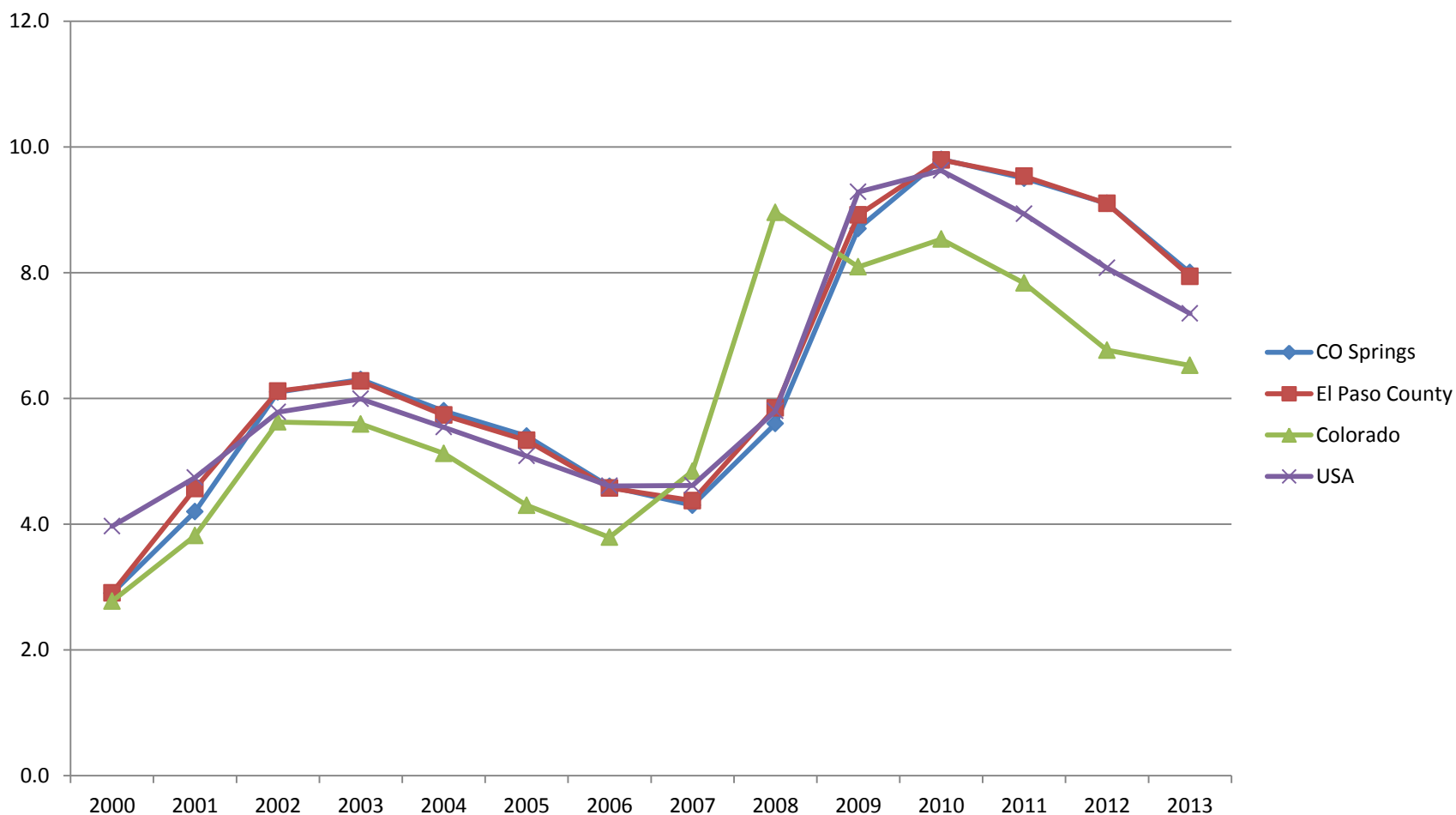
Job Growth, El Paso County, 2000-2012



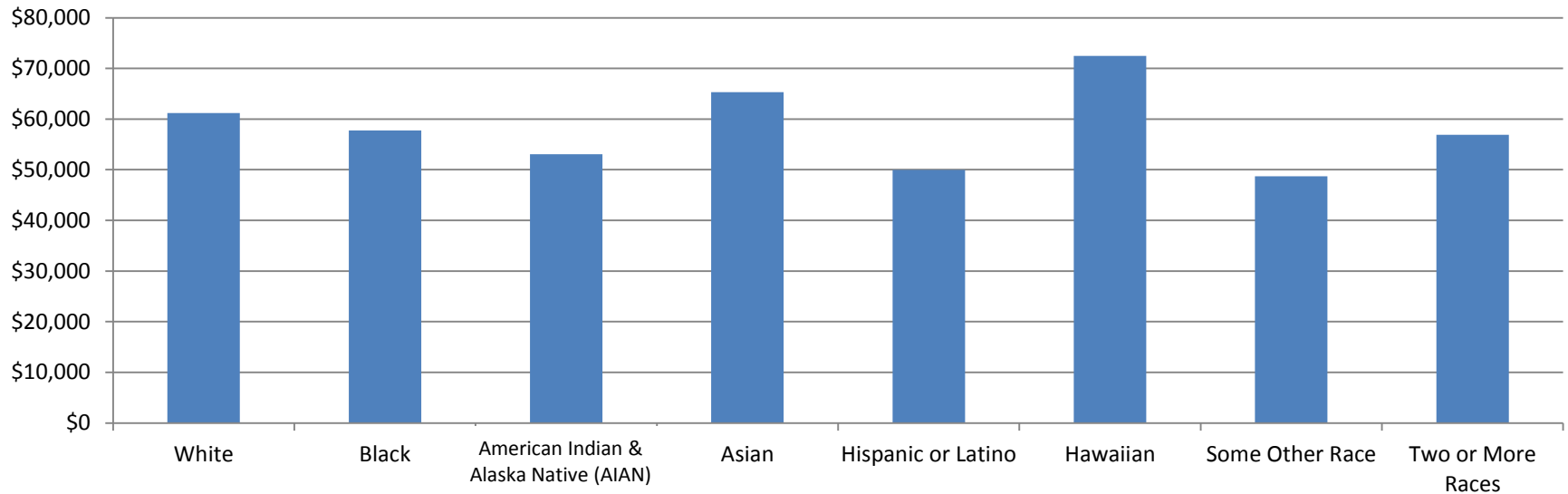
Job Growth, County, 2012

- Largest growth segment: Education / Health
 - One-third of all job growth with median earnings less than overall median of \$33,261
- Combined, half of all job growth in sectors with lowest median earnings

Unemployment Rate, 2000 - 2012



Median Household Income by Race/Ethnicity, El Paso County, 2012



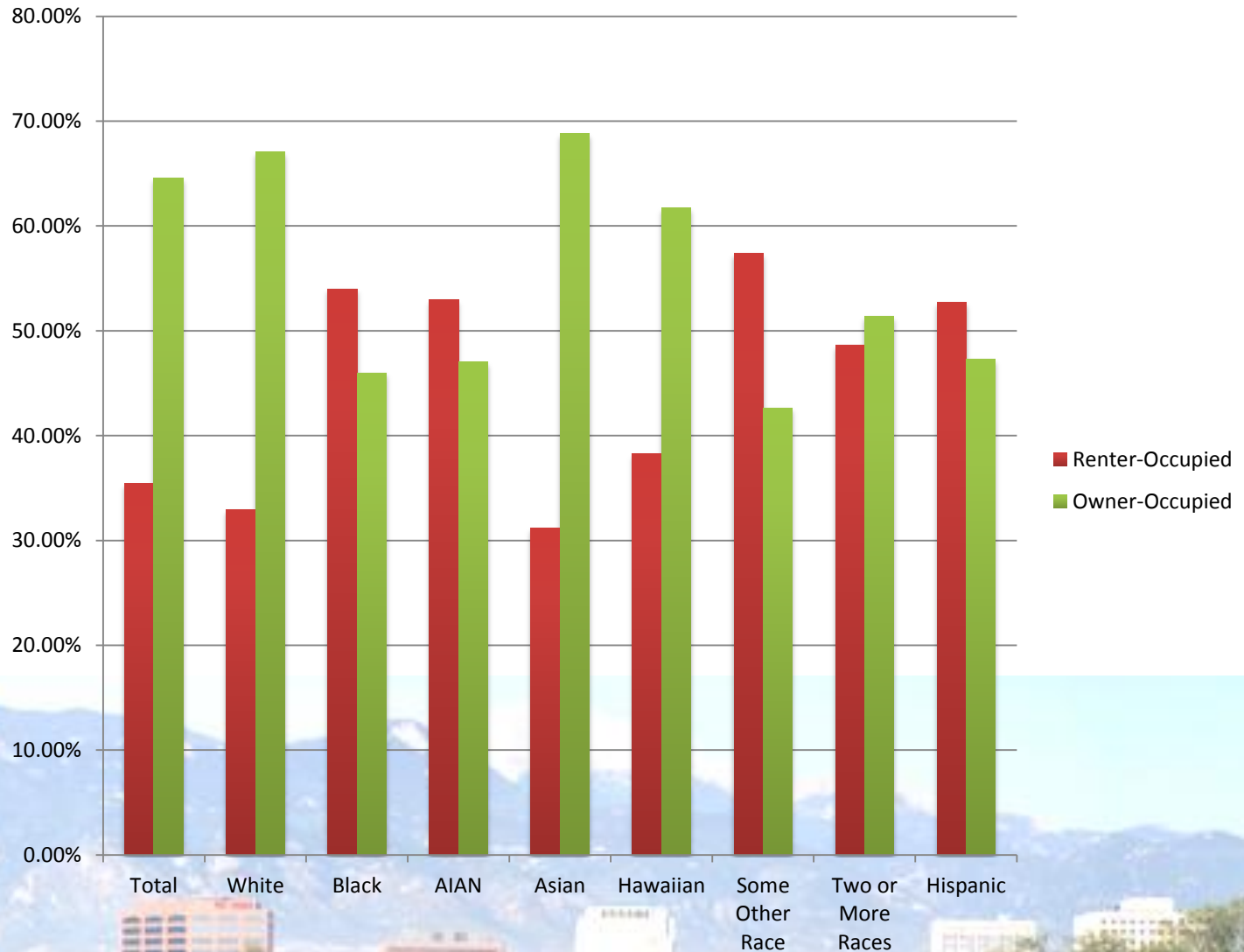
Race/Ethnicity	White	Black	AIAN	Asian	Hispanic or Latino	Hawaiian	Some Other Race	Two or More Races
Median Household Income	\$61,211	\$57,769	\$53,085	\$65,319	\$49,977	\$72,453	\$48,697	\$56,869

Source: U.S. Census Bureau, 2008-2012 American Community Survey

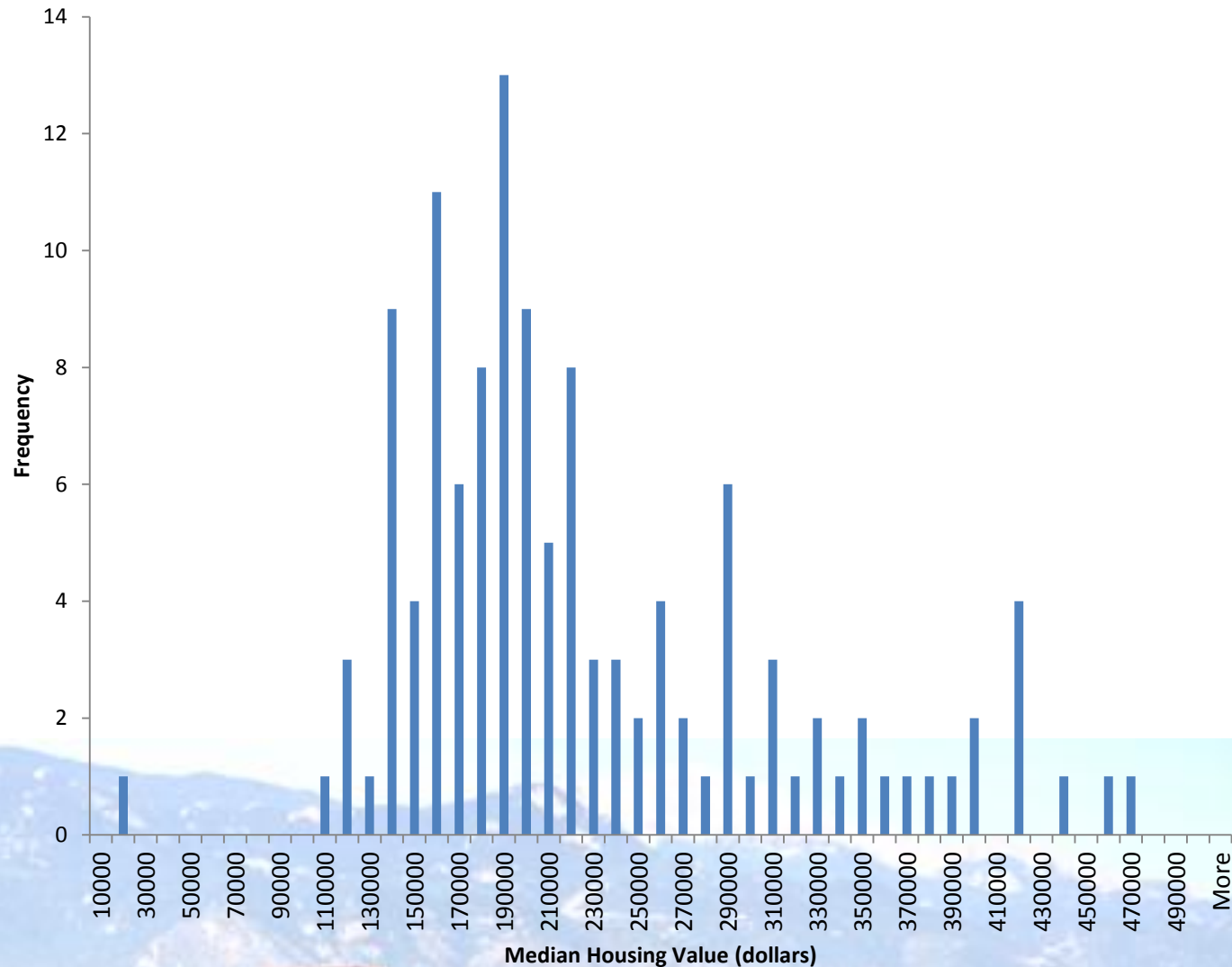
Housing Trends



Housing Tenure by Race, El Paso County, 2012



Median Housing Value Distribution by Census Tract, El Paso County, 2012

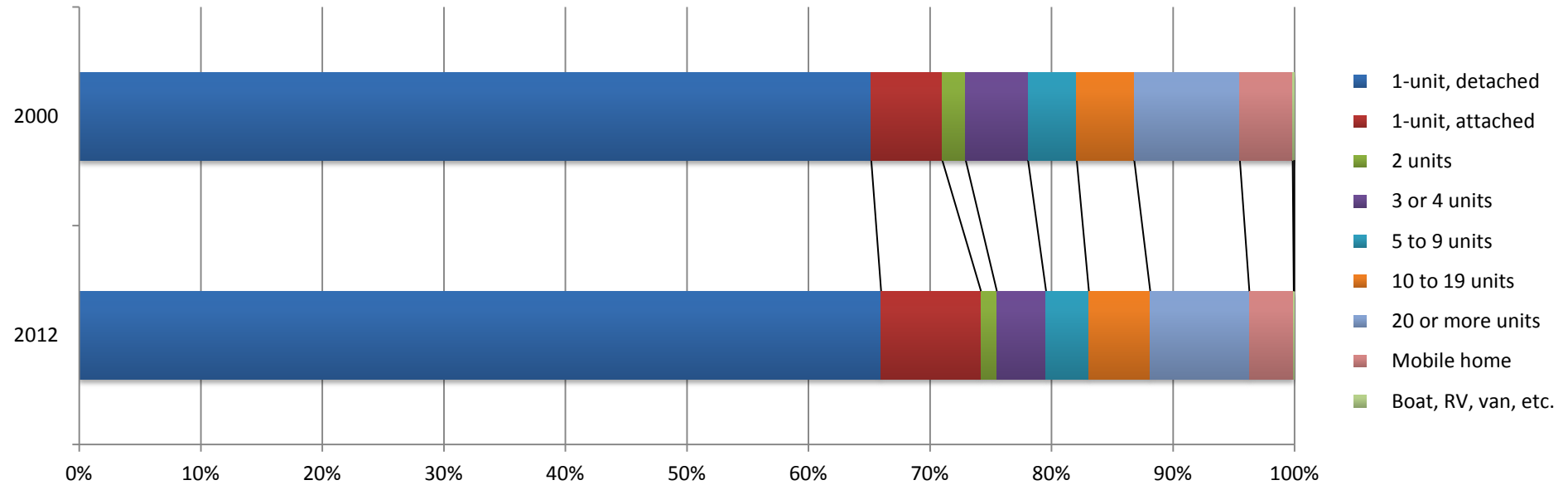


Housing Units in Structure, County, 2012

Housing by Units in Structure, 2000 and 2012						
	2000		2012		Change 2000-2012	
	#	%	#	%	#	%
Single-Unit	141,315	69.81%	187,817	74.23%	46,502	32.91%
2 Units	4,038	1.99%	3,301	1.30%	-737	-18.25%
3 or 4 Units	10,715	5.29%	10,242	4.05%	-473	-4.41%
5 to 9 Units	8,397	4.15%	8,901	3.52%	504	6.00%
10 to 19 Units	10,040	4.96%	12,774	5.05%	2,734	27.23%
20 or More Units	18,500	9.14%	20,636	8.16%	2,136	11.55%
Mobile Home or Other	9,423	4.66%	9,242	3.69%	-181	-1.92%
Total	202,428	100.00%	252,913	100.00%	50,485	24.94%



Housing Production, 2000 - 2012



Housing Vacancy, 2013

Owner and Renter Vacancy Rates, Fourth Quarter 2013

	Renter Vacancy Rate	Owner Vacancy Rate
El Paso County	2.3%	1.3%
Average, MSAs in US	7.9%	2.0%
Average, Western United States	6.5%	1.6%
United States	8.2%	2.1%

Source: US Census Bureau Quarterly Report CB14-19



Housing Affordability, 2012

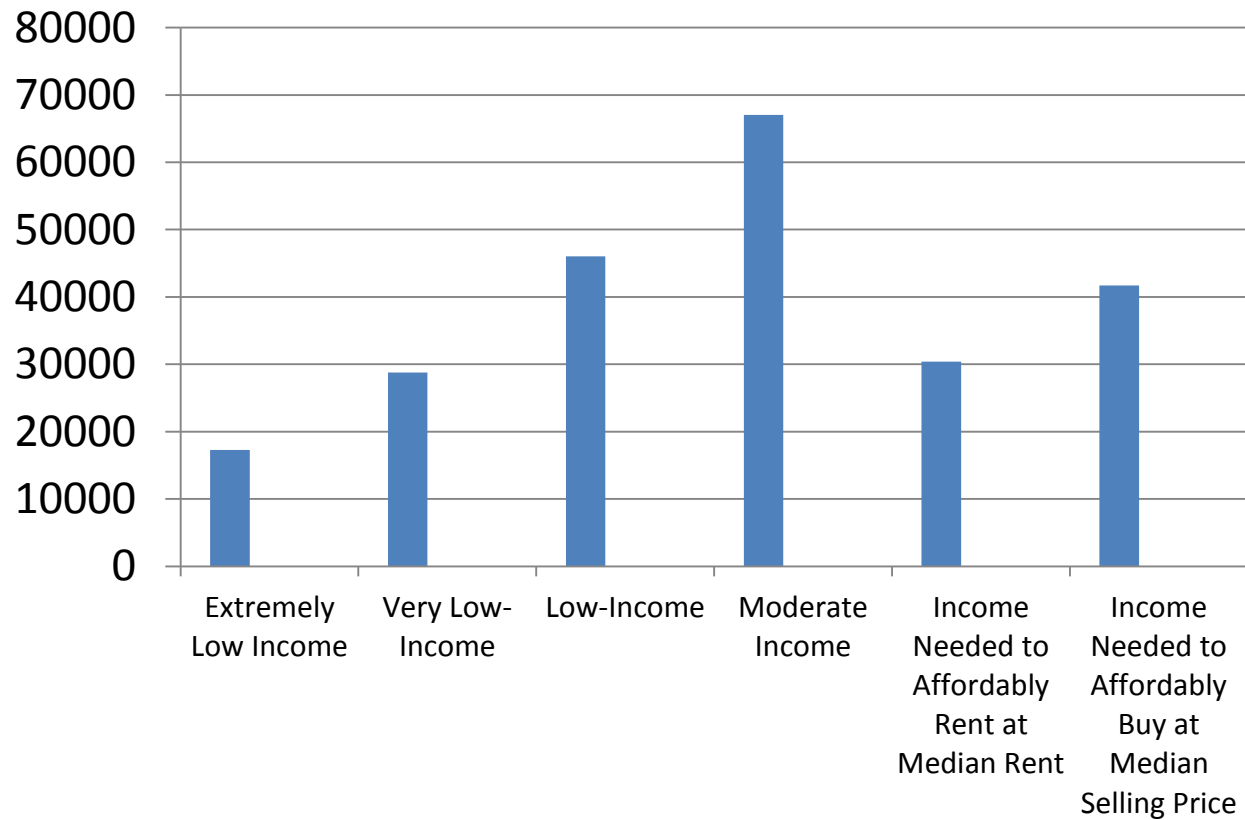
Area Median Household Income (\$57,531)

Annual Income	From	To
Extremely Low-income (0-30% MFI)	\$0	\$17,259
Very Low-income (31-50% MFI)	\$17,259	\$28,765
Low-income (51-80% MFI)	\$28,765	\$46,024
Moderate Income (80-120% MFI)	\$46,024	\$67,037

Affordable Total Monthly Housing Costs	From	To
Extremely Low-income (0-30% MFI)	\$0	\$431
Very Low-income (31-50% MFI)	\$431	\$719
Low-income (51-80% MFI)	\$719	\$1,151
Moderate Income (80-120% MFI)	\$1,151	\$1,676



Housing Affordability, 2012



Housing Affordability

Households with Cost Burden, 2012

			Colorado Springs		El Paso County	
			#	%	#	%
Renters: Gross Rent as a Percentage of Income						
Less than 20% of Income			15,650	24.50%	3,385	24.10%
20% to 24.4%			8,899	13.90%	1,788	13.50%
25% to 29.9%			7,880	12.30%	1,986	12.50%
30% to 34.9%			6,014	9.40%	1,895	10.00%
35% or More			25,447	39.80%	6,083	39.90%
Total Cost-Burdened Renters			31,461	49.20%	7,978	49.90%
Owners with a Mortgage: Monthly Owner Costs as a Percentage of Income						
Less than 20% of Income			28,222	37.00%	13,695	35.70%
20% to 24.4%			12,621	16.60%	6,941	16.70%
25% to 29.9%			10,169	13.30%	5,781	13.60%
30% to 34.9%			6,793	8.90%	3,744	9.00%
35% or More			18,382	24.10%	10,996	25.00%
Total Cost-Burdened Owners with Mortgages			25,175	33.00%	14,740	34.00%
Owners without a Mortgage: Monthly Owner Costs as a Percentage of Income						
Less than 20% of Income			18,021	81.20%	7,909	80.50%
20% to 24.4%			1,412	6.40%	454	5.80%
25% to 29.9%			518	2.30%	545	3.30%
30% to 34.9%			475	2.10%	232	2.20%
35% or More			1,776	8.00%	871	8.20%
Total Cost-Burdened Owners without Mortgages			2,251	10.10%	1,103	10.40%

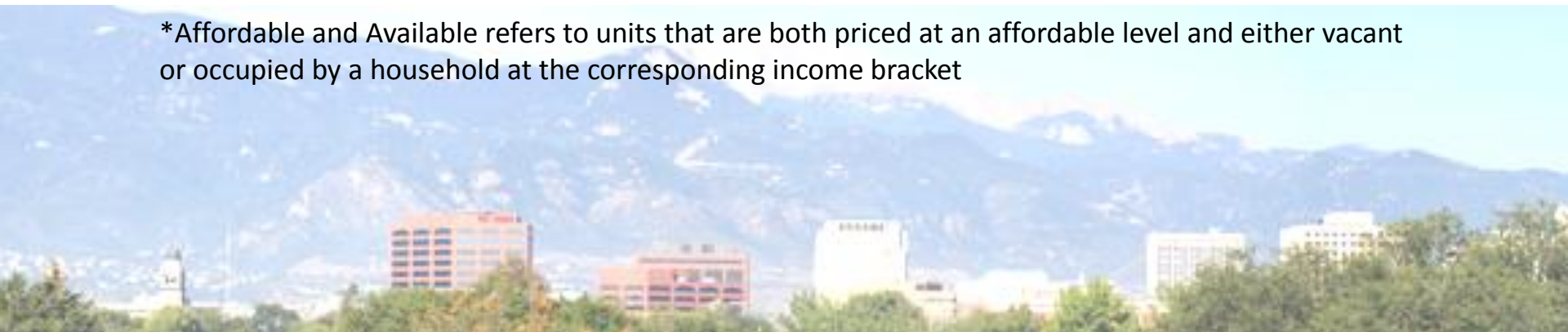
Affordable Housing Gap Analysis



Housing Gap Analysis: Current Gap, 2014

	Affordable Units Per 100 Renters	Affordable and Available* Units Per 100 Renters	Absolute Affordable Rental Housing Deficit in Colorado Springs	Absolute Affordable Rental Housing Deficit in El Paso County
ELI Households (\$0-17,259)	41	16	2,473	584
VLI Households (\$17,259-\$28,765)	103	22	N/A	N/A
LI Households (\$28,765-\$46,024)	74	19	259	2,803
Mod Households (\$46,024-\$67,037)	14	2	9,934	2,353

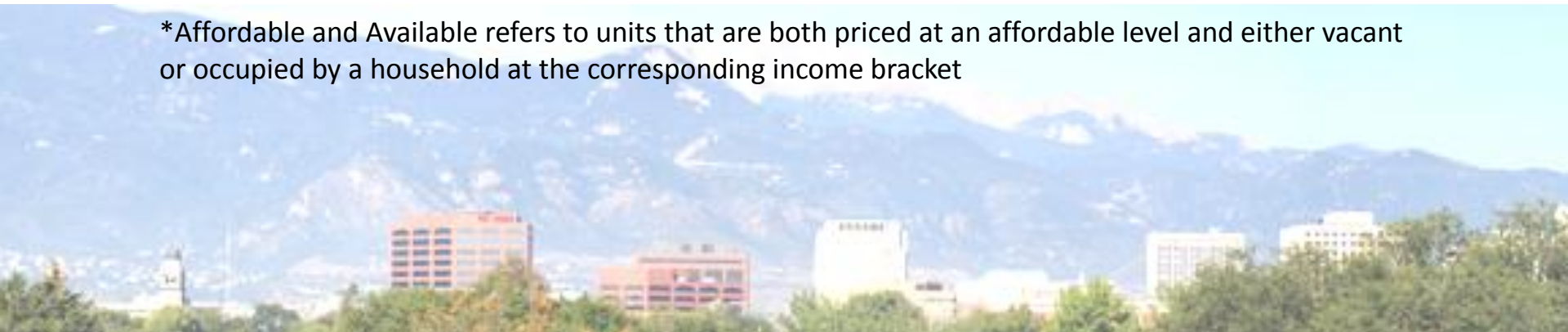
*Affordable and Available refers to units that are both priced at an affordable level and either vacant or occupied by a household at the corresponding income bracket



Housing Gap Analysis: Projected Gap, 2019

	Projected Affordable Units Per 100 Renters, 2019	Projected Affordable and Available* Units Per 100 Renters, 2019	Projected Absolute Affordable Rental Housing Deficit in Colorado Springs, 2019	Projected Absolute Affordable and Available Rental Housing Deficit in El Paso County*, 2019
ELI Households (\$0-17,259)	45	14	2,669	630
VLI Households (\$17,259-\$28,765)	112	20	N/A	N/A
LI Households (\$28,765-\$46,024)	80	17	280	3,024
Mod Households (\$46,024-\$67,037)	16	2	10,718	2,539

*Affordable and Available refers to units that are both priced at an affordable level and either vacant or occupied by a household at the corresponding income bracket



Early Conclusions



Population

- Total population projected to increase by 6.84% by 2019
 - Households will increase by 7.98%
 - Housing units will increase by 7.42%
- Net migration driving population growth
- Hispanics are the largest emerging minority group
- Growth projected in Millennials, older age cohorts



Employment and Income

- Emerging fast-growing sectors pay lower-than-median earnings on average
 - More low-income earners will need housing in the future
- Requires more affordable housing units for lower income individuals and households



Housing

- Minorities more likely to be renters than Whites
- Rental housing tends to be older
 - Difficult for retrofitting for handicap/weatherization
- Growth in SF units increased 33% between 2000-2012
 - Loss / little increase among lower density rentals of 2-9 units/structure



Housing Affordability

- The local market is creating more high-end units than affordable units
- Low vacancy rate = inflexible market and reduced choice
- New housing tends to be sprawl rather than infill: low accessibility to transit



Affordable Housing Gaps Analysis

- Current housing need exceeds projected need
- Households are projected to increase at a faster rate than new housing construction



For more information:

Aimee Cox, Manager
City of Colorado Springs
719-385-6609
aicox@springsgov.com

Janet Risley, Analyst
City of Colorado Springs
719-385-6876
irisley@springsgov.com

Crystal LaTier, Senior Analyst
El Paso County
719-520-6484
crystallatier@elpasoco.com





Questions?